



Northeast CAC

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Community Services

Staff Liaison
Call 831-6100

Rezoning Cases

Z-03-09, Z-04-09, Z-05-09

See rezoning maps:

<http://www.raleigh-nc.org/planning/Zoning/index.html>

Online current site plans

<http://onlinedevcenter.raleighnc.gov>

Raleigh Planning

Department 516-2626

Meeting

Thursday, November 13, 2008

7:00 p.m.

Millbrook Exchange Park

1905 Spring Forest Road

Raleigh, NC 27615

(919) 872-4156

Meeting is held in the first building on the right hand side of the park drive.

Directions

From the I-440 beltline take Capital Blvd. North to Spring Forest, turn left, crossover Atlantic Avenue and just past Millbrook High School turn right just before Fire Station 15. Follow the road back to the community center.

From I-40 Capital Blvd. South, turn right on Spring Forest Road. Then, same directions as above.

From US 401 take Spring Forest Road West, cross over Capital blvd. and Atlantic Avenue and just past Millbrook High School turn right just before the Fire Station 15. Follow the road back to the community center.

Agenda**I. Welcome: NECAC News & Minutes****II. Police Report****III. Parks & Recreation Report****IV. Current Rezoning Cases:**

- a. Z-03-09
- b. Z-04-09
- c. Z-05-09

V. Old/New Business

- a. Brenda Coleman Community Advocate Award Nominations
- b. NECAC Nominations

VI. Community Services Announcements**VII. Adjournment**

- *Only individuals residing in the Northeast CAC can vote at meetings, however anyone may attend and participate*
- *Anyone wishing to make a presentation at the meeting must ask the Chair for permission in advance.*
- *Any questions regarding the current rezoning case(s), please contact the City of Raleigh planning department (919)-516-2626.*

NECAC Minutes

October 9, 2008

Introduction: The meeting of the Northeast Citizens Advisory Council was called to order by Chairman Paul Brant at 7:00pm on Thursday, October 9, 2008 at the Millbrook Exchange Park, 1905 Spring Forest Road, Raleigh. A correction to the minutes of the September 11, 2008 meeting was noted. The last sentence under Z-62-95 and Z-21-89 Neuse Crossing Shopping Center should read: "There was one in opposition." (*delete: There was none.*)

An announcement: The developers of the 5401 project on Louisburg Road invite interested citizens to attend the 5401 Design Charette on Tuesday, November 11, 2008 from 2 until 5 pm at their Sales/Construction office at 7520 Ramble Way, Suite 111. Current design concepts will be presented and attendees will be encouraged to submit comments, ideas and recommendations.

Police Report: None

Parks and Recreation: The eleventh annual KIDSFEST, a fun-filled family event sponsored by the Spring Forest Road Park, will be held Saturday, October 11, from 12-4 pm at 4203 Spring Forest Road. Activities include amusement rides, entertainment, food and a superhero/cartoon parade.

Construction work at the Green Road Park gymnasium is nearing completion. The facility is scheduled to reopen in November.

Current Rezoning Cases:

Z-46-08 – 7209-7309 Louisburg Road to O&I-1 w/SHOD-3 CUD

Attorney Isabel Mattox and owner/developer Eddie Gontram again presented plans to build a two-story professional office building on the site currently occupied by Candler Swim Club. Gontram stated two additional office buildings would be constructed on the other four lots in the future, when completed would bring the total building space to 75,000 square feet. Conditions for this project have been signed by City Council. With the City Council's approval of the submitted conditions, the NECAC Zoning Committee voted 3-0 in favor of this petition. Those present at the meeting voted 23-0 in favor.

Z-47-08 – Northeast corner of intersection of Spring Forest and Louisburg Roads

Attorney Eric Braun again presented detailed drawings of the proposed commercial and high-density residential development on this 24.59-acre parcel. Braun said there had been five meetings with residents of Will-O-Dean and some conditions had been modified, including: reduced number of permitted units from 325 to 302; a solid wood six-foot high fence to be built on the inside of the 80-foot buffer; pitched roofs on the residential buildings; twenty percent of exterior construction would be of masonry; and there would be no vehicular or pedestrian access through the buffer between Holly Drive and the proposed developments (in spite of City Council recommendations). Braun also stated the average size of the residential units was 1,000 square feet.

There were between 20 and 30 residents of Will-O-Dean in attendance and many comments and questions were offered. A petition was presented to Attorney Braun containing signatures of 207 of the 215 Will-O-Dean residents regarding the ingress and egress (buffer access) issue.

The NECAC Zoning Committee reported it favored the petition 3-0, based on the current conditions with modifications in regard to the access issue and density. They also requested developers return to the NECAC meeting with updated site plans when completed.

The vote, based on the most current conditions, was 19 in favor, 19 opposed.

Z-48-08 – 22.93 acres at Buffaloe Road and Forestville Road R-4 to SC-CUD Attorney Tom Worth, representing the property owners, reported some modifications to the conditions since their last presentation which included: under C Prohibited Uses: #ix – retail highway sales, including sale of gasoline for automobiles; #xiii – all residential uses other than single family detached homes, townhouses and condominiums. A prohibited use inadvertently omitted was mini-storage units.

Worth noted there is a dramatic drop in the land elevation from the front of the property to its back border which could allow for buildings with three stories – Condition g.

Reluctance to approve zoning without specific plans for development was voiced. Worth stated no developers were involved at this time; however, standards and plans for future development could be prepared and provided to the NECAC.

The NECAC Zoning Committee reported that, based on the original conditions presented to them, their vote 0 to 3 in opposition.

A motion was made to accept the petition with the provision that current conditions are signed, additional conditions requiring unity of design and the elimination of mini-storage buildings and agreement that the site plan would be presented to the NECAC in the future. The vote was 10 in favor, 2 opposed.

The meeting was adjourned at 8:34 pm.

Respectfully submitted, Erika Rosenberger, NECAC Secretary



NEIGHBORHOOD SERVICES NEWS & ANNOUNCEMENTS



RALEIGH NEIGHBORHOOD COLLEGE

A great experience for Raleigh citizens
Come learn how your tax dollars help make Raleigh's quality of life truly exceptional!

The Raleigh Neighborhood College is a series of 12 classes, offering an informative overview of Raleigh's city government operations and activities. The City of Raleigh, in partnership with Peace College offers this program to Raleigh citizens.

Spring session 2009

Cost: no charge (dinner included)

Class meets Thursdays from 6 - 9 p.m. at Peace College.

For an application, contact Kevin Smith
831-6117 • kevin.smith@ci.raleigh.nc.us

WANT TO STRENGTHEN YOUR NEIGHBORHOOD'S QUALITY OF LIFE?

Become a Citizen Area Liaison
and serve as a link between your neighborhood residents and any organization, agency, and resource, including, but not limited to, the City of Raleigh. See your neighborhood improve and thrive over a period of time and gain satisfaction and pride by knowing that you helped to bring about those changes. **For more information,** contact
Luis Olivieri-Robert
831-6099 • Luis.olivieri-robert@ci.raleigh.nc.us
Sheila Lynch
831-6136 • sheila.lynnch@ci.raleigh.nc.us

RALEIGH TO HOST NEIGHBORHOOD USA's 2010 NATIONAL CONFERENCE



Raleigh has been selected to host Neighborhoods USA's (NUSA) 35th National Conference on Neighborhood Concerns in 2010. The conference will be held May 19-22, 2010 in the new downtown convention center.

"It is a pleasure and we are honored that Raleigh was selected to host the 2010 NUSA conference," said Hardy Watkins, director of the City of Raleigh's Community Services Department, which provides services to Raleigh neighborhoods. "A national organization like NUSA is an encouragement to our citizenry and the City of Raleigh. We recognize the importance of grassroots democracy, citizen participation, establishing partnerships with government and others, and transparency in the governmental decision-making process. NUSA will bring to Raleigh new ideas, and innovative approaches and solutions to addressing neighborhood quality of life concerns. The City of Raleigh looks forward to hosting this 2010 conference." For more information, contact Hardy Watkins, Director, Community Services Department at 831-6100



RALEIGH NEIGHBORHOOD EXCHANGE

Join other Raleigh residents and citizens for interactive information sessions addressing community issues. Dynamic keynote speakers share neighborhood empowerment successes from other cities.

Does Raleigh's quality of life and other critical issues matter to you? If so, we look forward to your attendance at the 2009 conference!
For more information contact 831-6100

CITIZENS PARTICIPATION LEADERSHIP INSTITUTE



Now Accepting Applications
Do you want to enhance your leadership potential and grow stronger in your civic engagement with Raleigh's municipal government? If so, the *Citizens Participation Leadership Institute (CPLI)* is for you. Offered by the City of Raleigh & Shaw University, CPLI consists of 10 classes.

Spring session begins 2009

Cost: no charge (dinner included)

Class meets Thursdays from 6 - 8 p.m.,
Estey Hall, Shaw University.

For an application, contact Charlene Willard
831-6095 • charlene.willard@ci.raleigh.nc.us



NEIGHBORHOOD ASSOCIATION REGISTRY

To identify and support existing neighborhood organizations, Community Services offers a registry program for different types of neighborhood groups and associations, such as a neighborhood association, garden club, homeowners association, community watch program, etc., we encourage you to contact your neighborhood leaders and have them complete a Neighborhood Association Registry application. It's **FREE** to register.
To Register, contact Charlene Willard
831-6095 • charlene.willard@ci.raleigh.nc.us

GOOD NEIGHBORS MAKE HEALTHY COMMUNITIES

CITY OF RALEIGH • COMMUNITY SERVICES DEPARTMENT • NEIGHBORHOOD SERVICES DIVISION

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